graves jenkins
PROPERTY PEOPLE

To Let



44-46 The Broadway

Crawley, RH10 1HG

Large Town Centre Retail Unit (Use Class E)

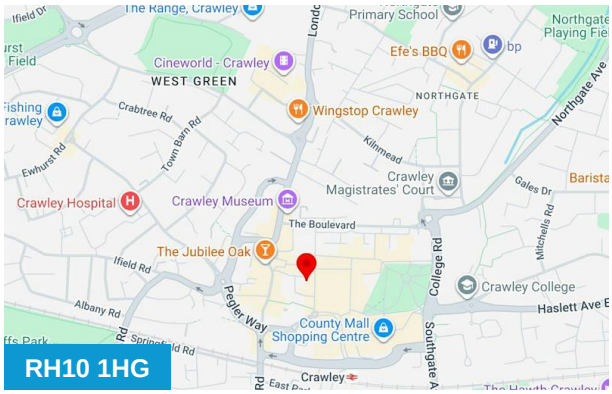
5,740 sq ft
(533.26 sq m)

- Prominent Town Centre trading position
- New lease - no premium
- Suitable for a variety of alternative uses (STPC)
- Rear access/loading
- Short term flexible lease available

44-46 The Broadway, Crawley, RH10 1HG

Summary

Available Size	5,740 sq ft
Rent	£59,000 per annum
Rates Payable	£31,200 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£65,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)



Viewing & Further Information



David Bessant
01293 401040 | 07767 422530
bessant@graves-jenkins.com



Connor McTigue
01293 401040 | 07512 542955
mctigue@graves-jenkins.com

Mr Adrian Tutchings (Linlays Commercial)
07793 748347
commercialproperty@linlays.co.uk

Location

The property occupies a excellent trading position close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 120,000.

Description

A ground floor lock-up retail unit with prominent shop front and rear access/loading.

Accommodation

The approximate gross internal floor area is as follows. The floor area is to be verified on completion of proposed re-configuration works to self contain the retail unit on conversion of the upper floors to residential units.

Floor/Unit	sq ft	sq m
Ground	5,740	533.26
Total	**5,740**	**533.26**

Terms

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information on application.

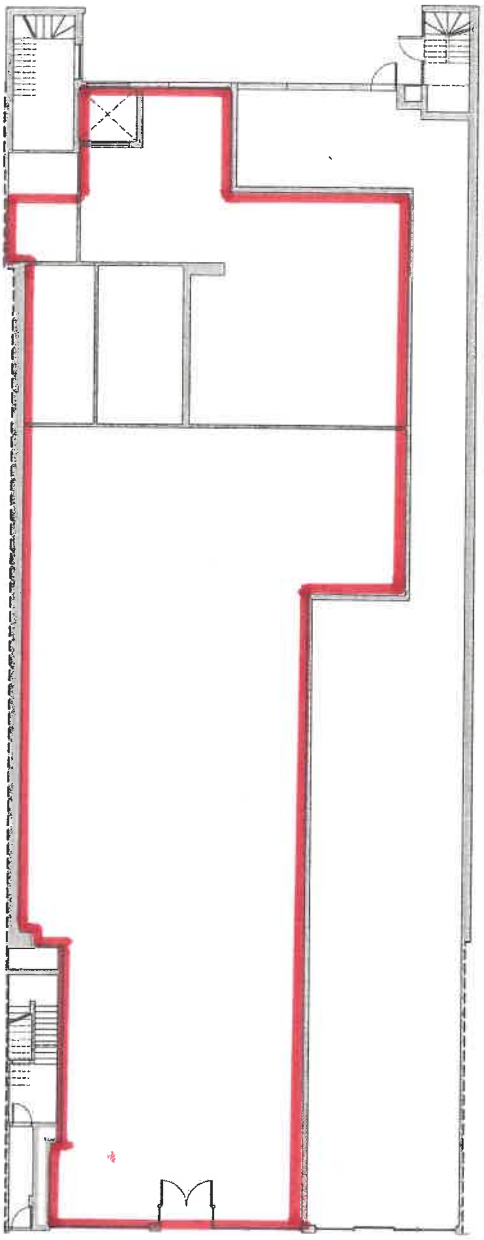
Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/11/2026



Existing Ground Floor Plan
1:200 @ A3

0 2 4 6 8 10
Metres (1:200)

N

Rev:	Reason:	Date:

Client:
KENT & DARTFORD ESTATES LTD

Project:
42-46 THE BROADWAY, CRAWLEY, RH10 1HG

Title:
EXISTING FLOOR PLANS

Drawing No:	Rev:	Scale:	Date:
DHA/38437/03		1:200	JUL 2026

dha
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

No reproduction by any method of any part of this document is permitted without the consent of the copyright holders.
Produced for Town and Country planning purposes only.
© Crown Copyright 2021. All rights reserved. Licence Number: 100031961

CAD Reference: DHA_16296_BROADWAY_CF05

A3